

A PRELIMINARY SUBDIVISION PLAT OF
MOUNTAIN VIEW ESTATES NORTH
TRACTS OF LAND SITUATED IN THE SE1/4 OF SECTION 13, T. 20 N., R. 2 E., AND THE SW1/4 OF SECTION 18, T. 20 N., R. 3 E., P.M.M.
CASCADE COUNTY, MONTANA

CERTIFICATE OF SURVEY AND DEDICATION:

I, THE UNDERSIGNED, AUTHORIZED REPRESENTATIVE OF MOUNTAIN VIEW ESTATES DEVELOPMENT NORTH, LLC, SUBDIVIDER AND OWNER OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND STREETS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

TRACTS OF LAND SITUATED IN THE SE1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 2 EAST, AND THE SW1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., WHICH IS A FOUND 2 1/2 INCH BRASS CAP WITH INDECIIPHERABLE MARKINGS; THENCE ALONG THE SOUTH LINE OF SECTION 18, S88°48'46"W A DISTANCE OF 2593.82 FEET TO THE SOUTH QUARTER CORNER OF SECTION 18, SAID CORNER IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING ALONG THE SOUTH LINE OF SECTION 18, N87°54'30"W A DISTANCE OF 2154.66 FEET TO THE SECTION CORNER COMMON TO SECTIONS 18, 13, 24, AND 19; THENCE ALONG THE SOUTH LINE OF SECTION 13, N86°26'16"W A DISTANCE OF 2574.37 FEET TO AN ANGLE POINT; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF TRACT 4 OF CERTIFICATE OF SURVEY 1963, N01°22'00"W A DISTANCE OF 2545.67 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SECTION 13; THENCE ALONG SAID EAST-WEST MIDSECTION LINE, S88°07'39"E A DISTANCE OF 2506.46 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 13 AND 18; THENCE ALONG THE EAST-WEST MIDSECTION LINE OF SECTION 18, S89°44'07"E A DISTANCE OF 2042.62 FEET TO A POINT ON THE SOUTH LINE OF TRACT 2 OF CERTIFICATE OF SURVEY 1963; THENCE DEPARTING THE EAST-WEST MIDSECTION LINE OF SECTION 18 AND ALONG SAID SOUTH LINE OF TRACT 2, S88°33'13"E A DISTANCE OF 190.49 FEET TO A POINT ON THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION; THENCE DEPARTING THE SOUTH LINE OF TRACT 2 OF CERTIFICATE OF SURVEY 1963 AND ALONG THE NORTH-SOUTH MIDSECTION LINE OF SECTION 18, S00°58'17"E A DISTANCE OF 2681.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 283.910 ACRES, AND;

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS **MOUNTAIN VIEW ESTATES NORTH**, AND THE LANDS IN ALL STREETS AND PARKS SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER, AND;

NOTICE OF AGRICULTURAL ACTIVITIES:

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY. AND;

NOTICE OF PROXIMITY TO A MILITARY BASE AND INTERNATIONAL AIRPORT:

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION, THAT THIS SUBDIVISION IS IN THE VICINITY OF A MILITARY AIR BASE, A NATIONAL GUARD AIR BASE, AND AN INTERNATIONAL AIRPORT. WHILE THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY PRESENTLY DESIGNATED ACCIDENT POTENTIAL OR NOISE ZONES; IT MAY OCCASIONALLY BE SUBJECT TO NOISE AND VIBRATIONS FROM AIRCRAFT OPERATIONS ASSOCIATED WITH SAID FACILITIES. AND;

STATEMENT OF LIMITED PUBLIC SERVICES:

CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY. AND;

WAIVER TO PROTEST RSID:

FOR EACH AND EVERY LOT IN THIS SUBDIVISION, I, THE UNDERSIGNED, OWNER OF SAID PROPERTY, HEREBY, WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAVING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS OR ANY ROAD THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEEES, TRANSFEREE'S, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT, AND;

DECLARATION OF COVENANT:

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY MOUNTAIN VIEW ESTATES DEVELOPMENT NORTH, LLC., OWNER AND SUBDIVIDER.

W I T N E S S E T H

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS MOUNTAIN VIEW ESTATES NORTH, IN CASCADE COUNTY, STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT. NOW THEREFORE, MOUNTAIN VIEW ESTATES DEVELOPMENT NORTH, LLC., OWNER OF THE SUBJECT PROPERTY, HEREBY DECLARES THAT ALL OF THE PROPERTIES DESCRIBED ABOVE SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO COVENANTS WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BIND EACH OWNER THEREOF. THE COVENANTS MAY BE REVOKED FOR ANY AND ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY, MONTANA, AND;

DECLARATION OF IMPROVEMENTS GUARANTEE:

I, THE UNDERSIGNED, OWNER OF THE SUBJECT PROPERTY AND SUBDIVIDER, DO HEREBY AGREE AND CONSENT TO THE TERMS AND CONDITIONS OF THE ATTACHED "IMPROVEMENTS GUARANTEE" ISSUED BY CASCADE COUNTY, AND;

CERTIFICATE ACKNOWLEDGMENT OF ROADWAY DEDICATION:

UPON THE OFFICIAL APPROVAL AND FILING OF THIS PLAT AS PROVIDED BY TITLE 76, CHAPTER 3, M.C.A., THE PUBLIC SHALL HEREBY ACQUIRE A HIGHWAY RIGHT-OF-WAY, AS DEFINED BY 60-1-103(23) & 60-1-103(19), M.C.A., IN AND UPON ALL ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM ALL SUBDIVIDED LANDS DEPICTED. ALL ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT SHALL CONSTITUTE PERPETUAL "PUBLIC HIGHWAYS," AS DEFINED BY 60-1-103(22)(b), M.C.A. ACCORDINGLY, UPON APPROVAL AND FILING OF THIS PLAT, CASCADE COUNTY SHALL HEREBY ACQUIRE A HIGHWAY EASEMENT, AS DEFINED BY 60-1-103(10), 60-1-103(18), AND 60-1-103(19), M.C.A., FOR FUTURE HIGHWAY PURPOSES IN, UPON, AND UNDER ALL ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT. THIS EASEMENT MAY NOT BE ABANDONED, DIMINISHED, OR LOST BY ANY MEANS, INCLUDING BUT NOT LIMITED TO NON-USE, EXCEPT AS PROVIDED BY 7-14-2107(2) AND 7-14-2601 THROUGH 2604, M.C.A.

THE UNDERSIGNED PROPERTY OWNER DOES HEREBY GRANT, CONVEY, REMISS, RELEASE AND FOREVER QUIT CLAIM UNTO MOUNTAIN VIEW ESTATES NORTH HOMEOWNERS' ASSOCIATION, INC., A NONPROFIT CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS, IN THE ROADWAYS KNOWN AS LEO LANE, GEMINI COURT, SCORPIO DRIVE, LIBRA LANE, AND CONSTELLATION DRIVE CREATED PER THIS PLAT, AS SET FORTH AND AS FURTHER DESCRIBED AND SHOWN ON THE ACCOMPANYING PLAT. SAID ROADWAY EASEMENT SHALL BE FOR THE EXCLUSIVE BENEFIT OF THE PROPERTY OWNERS IN THIS MAJOR SUBDIVISION OF "MOUNTAIN VIEW ESTATES NORTH" AND ANY PREVIOUS OR FUTURE PHASES OF "MOUNTAIN VIEW ESTATES NORTH" OR OTHER SUBDIVISION ADDED BY THE UNDERSIGNED. FURTHERMORE, THE UNDERSIGNED AND ANY SUCCESSORS AND ASSIGNS HEREBY EXPRESSLY RESERVES THE RIGHT TO USE SAID ROADWAY FOR THE PURPOSE OF INGRESS AND EGRESS. (CONTINUED...)

CERTIFICATE ACKNOWLEDGMENT OF ROADWAY DEDICATION:

(CONTINUED...) HOWEVER, UNTIL SUCH TIME AS CASCADE COUNTY MAY HEREAFTER FORMALLY AND SPECIFICALLY OPEN, ESTABLISH, OR ACCEPT ALL OR PART OF THE ROADS CREATED BY THIS PLAT AS A COUNTY ROAD(S) AS PROVIDED BY 7-14-2101(2), M.C.A., THE ROADWAYS AS DEPICTED ON THIS PLAT, ARE NOT A "COUNTY ROAD" AS DEFINED BY 60-1-103(7), 60-1-102(1)(c), 60-1-201(3), AND 7-14-2101(2), M.C.A., AND SHALL NOT BECOME A "COUNTY ROAD", EXCEPT AS PROVIDED BY 7-14-2101(2), M.C.A. APPROVAL AND FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ACT OR INTENT BY CASCADE COUNTY TO OPEN, ESTABLISH, ACCEPT, CONSTRUCT, IMPROVE, OR MAINTAIN ANY OR ALL OF THE ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT AS COUNTY ROADS. SUBJECT TO THE PUBLIC RIGHT-OF-WAY CREATED BY THIS PLAT, THE OWNER(S) OF THE LAND DEPICTED ON THIS PLAT SHALL PRIVATELY RETAIN THE FEE INTEREST IN ALL LANDS ENCUMBERED BY THE PUBLIC RIGHTS-OF-WAY CREATED BY THIS PLAT. UNTIL SUCH TIME AS CASCADE COUNTY MAY HEREAFTER FORMALLY AND SPECIFICALLY OPEN, ESTABLISH, OR ACCEPT ALL OR PART OF THE ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT AS COUNTY ROADS AS PROVIDED BY 7-14-2101(2), M.C.A., OR UNTIL ANOTHER GOVERNMENT ENTITY (STATE OR CITY) FORMALLY ACQUIRES, ACCEPTS, OR ASSUMES CONTROL OF ALL OR PART OF THE ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT AS STATE HIGHWAYS OR CITY STREETS IN THE MANNER PROVIDED BY LAW, THE OWNER(S) OF ALL LANDS DEPICTED ON THIS PLAT SHALL BE EXCLUSIVELY AND JOINTLY RESPONSIBLE TO MAINTAIN AND IMPROVE THE DEPICTED PUBLIC HIGHWAYS AND RIGHTS-OF-WAYS CREATED BY THIS PLAT. THUS, CASCADE COUNTY SHALL HAVE NO DUTY OR OBLIGATION TO CONSTRUCT, IMPROVE OR MAINTAIN THE PUBLIC HIGHWAYS AND RIGHTS-OF-WAYS CREATED AND DEPICTED ON THIS PLAT UNTIL SUCH TIME THE COUNTY MAY HEREAFTER FORMALLY AND SPECIFICALLY OPEN, ESTABLISH, OR ACCEPT ALL OR PART OF THEM AS "COUNTY ROADS" AS PROVIDED BY 7-14-2201(2), M.C.A. ALL REFERENCES TO M.C.A. IN THIS DEDICATION SHALL EXCLUSIVELY REFER TO M.C.A. (2015). AND;

UTILITY EASEMENTS PER THIS PLAT

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPHY, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER.

WHEN A UTILITY IS TO BE LOCATED IN AN EXISTING, DEDICATED RIGHT-OF-WAY, A NOTICE OF UTILITY OCCUPANCY MUST BE OBTAINED FROM THE CASCADE COUNTY COMMISSIONERS, OR LOCAL, OR STATE HIGHWAY DEPARTMENT.

MIKE HAGEN, AUTHORIZED REPRESENTATIVE OF
MOUNTAIN VIEW ESTATES DEVELOPMENT NORTH, LLC.

DATE

STATE OF MONTANA) ACKNOWLEDGED
COUNTY OF _____) SS: _____

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, MIKE HAGEN, KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA:

PRINTED NAME:

RESIDING AT:

MY COMMISSION EXPIRES:

CERTIFICATE OF COUNTY COMMISSION:

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON

THE _____ DAY OF _____, 2019.

CHAIRPERSON, CASCADE COUNTY COMMISSION

ATTEST: _____
CASCADE COUNTY, CLERK & RECORDER

CERTIFICATE OF PLANNING BOARD:

WE, THE UNDERSIGNED _____, CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND _____, PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2019.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD

PLANNING DIRECTOR,
CASCADE COUNTY PLANNING DIVISION

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, JIM REARDEN, PUBLIC SERVICE DIRECTOR FOR THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, AND THE SURVEY IT REPRESENTS, AND FIND THE SAME CONFORMS TO REGULATIONS GOVERNING THE PLATTING OF LANDS, AND TO PRESENTLY PLATTED ADJACENT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT, AND I HEREBY APPROVE THE SAME.

THE _____ DAY OF _____, 2019.

JIM REARDEN, PUBLIC SERVICE DIRECTOR, CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF COUNTY TREASURER:

I, DIANE HEIKKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED ON THE ACCOMPANYING CERTIFICATE OF SURVEY AND FIND THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS LEVIED ON THE LAND BEING ADJUSTED HAVE BEEN PAID.

CASCADE COUNTY TREASURER

DATE

DEPUTY TREASURER

DATE

CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTH OF DECEMBER 2018, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2019.



MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES

CONSENT OF MORTGAGEE:

THE UNDERSIGNED MORTGAGEE DOES HEREBY JOIN IN AND CONSENT TO THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2019

PRAIRIE MOUNTAIN BANK

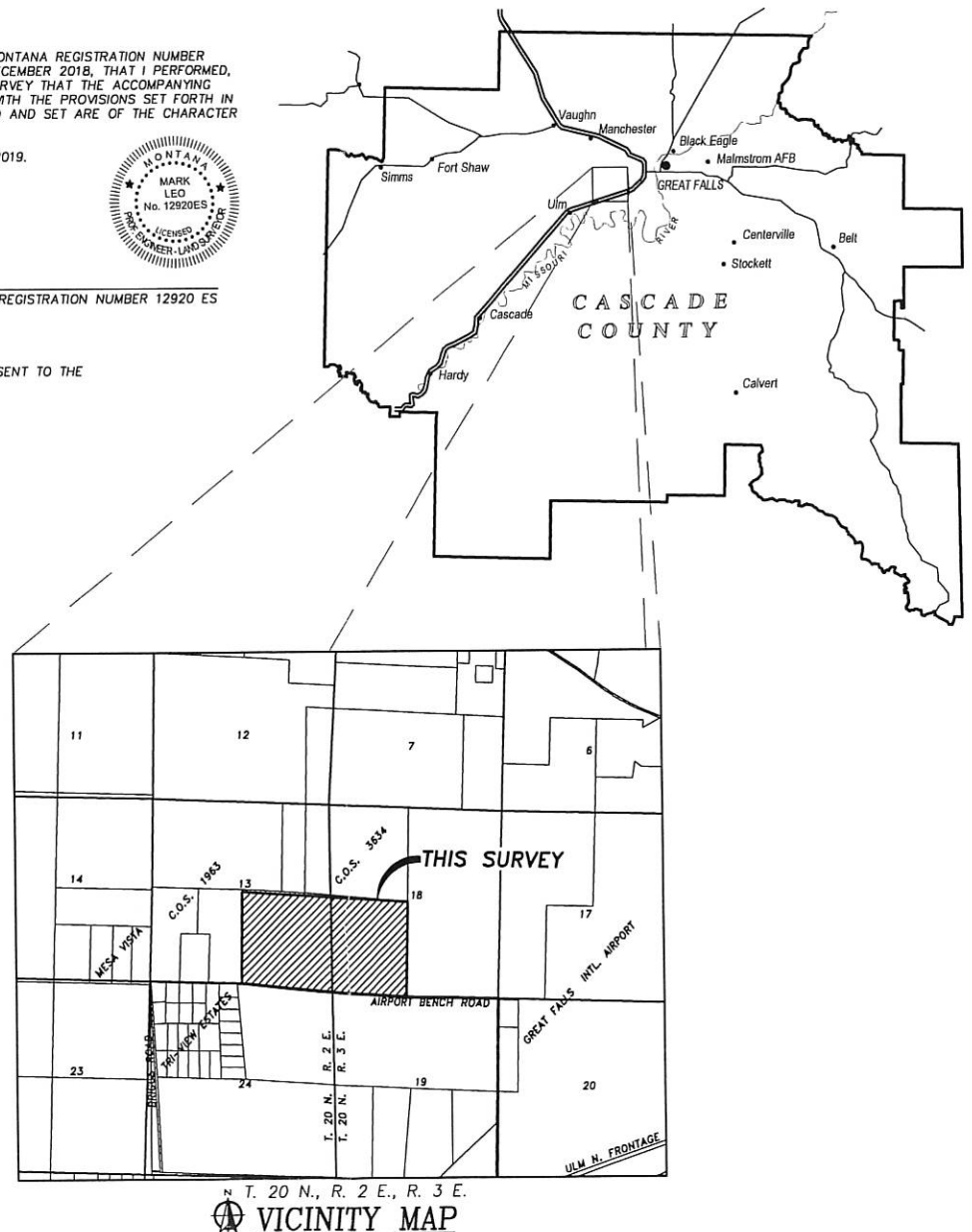
BY: _____

PRINTED NAME:

AREAS:
AREA IN LOTS: 278.064 ACRES
AREA IN PARK LAND: 5.846 ACRES
TOTAL AREA: 283.910 ACRES

OWNER:

MOUNTAIN VIEW ESTATES DEVELOPMENT
NORTH LLC
C/O MIKE HAGEN
609 McIVER ROAD
GREAT FALLS, MT 59404

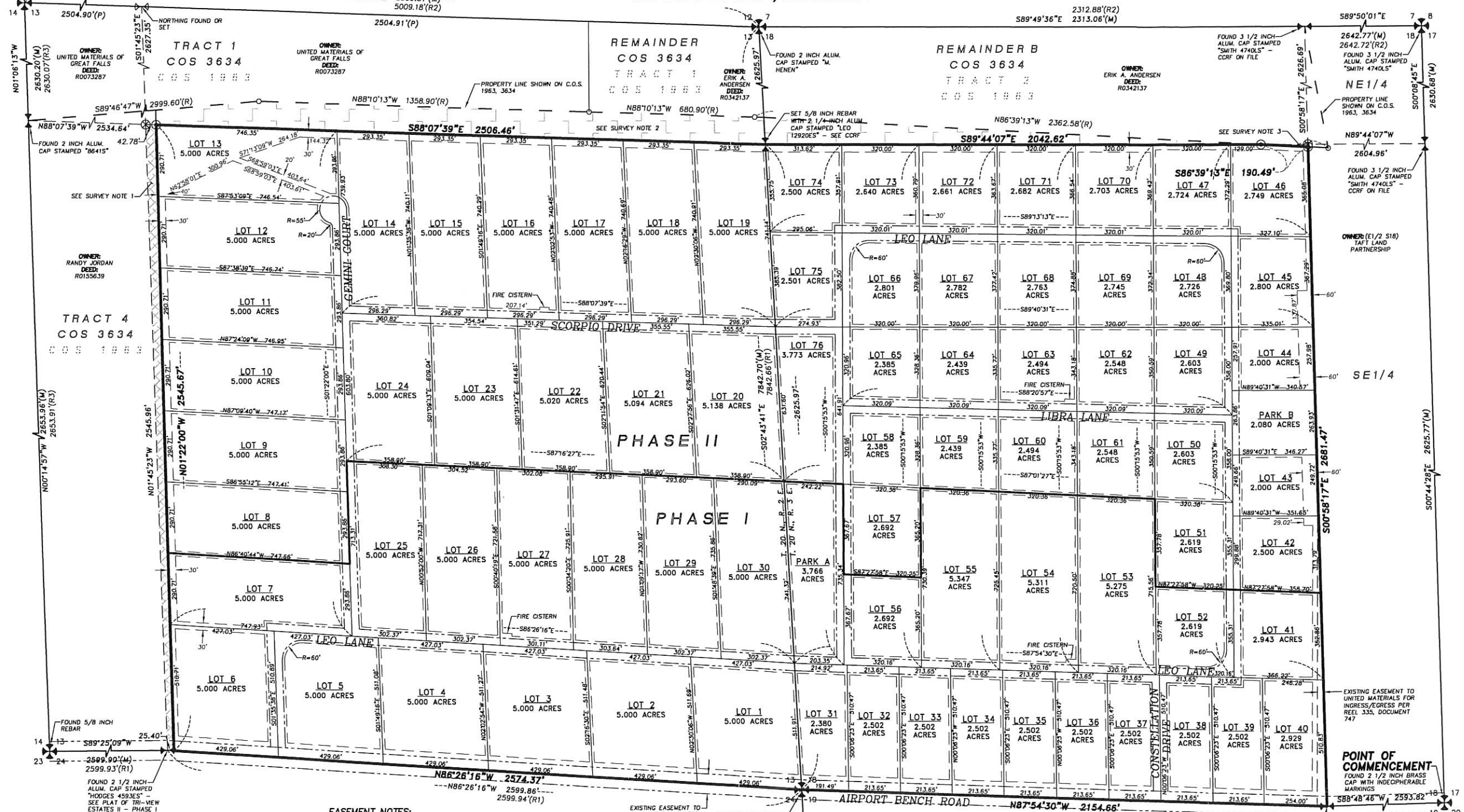


N T. 20 N., R. 2 E., R. 3 E.
VICINITY MAP

SHEET TITLE: MOUNTAIN VIEW ESTATES NORTH			
JOB NO.: 18AN	DRAWING NAME: 18AN-PLAT	SHEET: 1 OF 2	
FILE NO.:	DRAWN BY: CRB	DRAWING DATE: 4-4-19	
bssc&e		BIG SKY CIVIL & ENVIRONMENTAL, INC	
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS		1324 13th Ave. SW P.O. BOX 3625 GREAT FALLS, MT 59403 (406)727-2185 OFFICE (406)727-3656 FAX www.bigskyce.com	

A PRELIMINARY SUBDIVISION PLAT OF MOUNTAIN VIEW ESTATES NORTH

TRACTS OF LAND SITUATED IN THE SE1/4 OF SECTION 13, T. 20 N., R. 2 E., AND THE SW1/4 OF SECTION 18, T. 20 N., R. 3 E., P.M.M.
CASCADE COUNTY, MONTANA



SURVEY NOTES:

- (1): THE HATCHED AREA SHOWN HEREON DEPICTS AN OVERLAP BETWEEN DEED R0356181 AND CERTIFICATE OF SURVEY 1963. THE BOUNDARY SHOWN ON CERTIFICATE OF SURVEY 1963 WAS ACCEPTED BY THE SUBDIVIDER AS THE TRUE BOUNDARY LINE TO AVOID ANY OVERLAPS BETWEEN DEEDS AND SURVEYS.
- (2): THE HATCHED AREA SHOWN HERE DEPICTS A GAP BETWEEN DEED CALLS AND CERTIFICATE OF SURVEY 1963. THIS GAP IS SHOWN FOR GRAPHICAL PURPOSES ONLY.
- (3): THE HATCHED AREA SHOWN HERE DEPICTS AN OVERLAP BETWEEN DEED R0356181 AND CERTIFICATE OF SURVEY 1963. THE BOUNDARY SHOWN ON CERTIFICATE OF SURVEY 1963 WAS ACCEPTED BY THE SUBDIVIDER AS THE TRUE BOUNDARY LINE TO AVOID ANY OVERLAPS BETWEEN DEEDS AND SURVEYS.

EASEMENT NOTES:

- (1): ALL SUBDIVISION ROAD EASEMENTS ARE 60' IN WIDTH (30' EACH SIDE OF THE PROPERTY LINE), UNLESS OTHERWISE NOTED.
- (2): ALL LOTS, ADJACENT TO OTHER LOTS, HAVE A UTILITY EASEMENT 20' IN WIDTH (10' EACH SIDE OF THE LOT LINE), UNLESS OTHERWISE NOTED.
- (3): ALL LOTS, ADJACENT TO THE SUBDIVISION BOUNDARY, HAVE A UTILITY EASEMENT 20' IN WIDTH, UNLESS OTHERWISE NOTED.
- (4): ALL FIRE PROTECTION CISTERNS ARE LOCATED WITHIN 39' x 10' EASEMENTS. SAID EASEMENTS ARE LOCATED ADJACENT TO UTILITY EASEMENTS ON TWO SIDES UNLESS OTHERWISE DIMENTIONED.
- (5): AN EXISTING EASEMENT TO UNITED MATERIALS EXISTS ON THE EASTERN MOST BOUNDARY OF THE PROPERTY. THIS EASEMENT IS INTENDED TO BE 40 FEET IN WIDTH ALONG THE ENTIRE EAST BOUNDARY, HOWEVER THE UNITED MATERIALS ROAD, AS-BUILT, DOES NOT LIE ENTIRELY WITHIN THE EASEMENT. THIS IS REFLECTED WITH THE EASEMENT TAPERING OFF BEFORE THE NORTH BOUNDARY OF THE PROPERTY.

EXISTING EASEMENT TO CASCADE COUNTY FOR AIRPORT BENCH ROAD. THIS EASEMENT IS 40' IN WIDTH EACH SIDE OF THE SECTION LINE. SEE BOOK 52, PAGE 21.



LEGEND

SYMBOLS

- SECTION CORNER (AS DESCRIBED)
- QUARTER SECTION CORNER (AS DESCRIBED)
- CENTER QUARTER CORNER - POSITION ONLY
- NOTHING FOUND OR SET
- POSITION ONLY - NOTHING FOUND OR SET
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- NOTE: ALTHOUGH NOT REPRESENTED GRAPHICALLY BY SYMBOL, THIS MONUMENT IS SET AT ALL NEW LOT CORNERS OR REFERENCE MONUMENTS SET AT THE LOT LINE/EASEMENT INTERSECTIONS AND NOT SHOWN FOR CLARITY.

ABBREVIATIONS

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (P) PROPORTIONED DIMENSION

RECORD DOCUMENTS

- R COS 1963
- R1 PLAT OF TRI-VIEW ESTATES II - PHASE I
- R2 COS 3640
- R3 PLAT OF MESA VISTA SUBDIVISION

POINT OF BEGINNING
FOUND 3 1/2 INCH ALUM. CAP
STAMPED "SMITH 4740LS"

SHEET TITLE: MOUNTAIN VIEW ESTATES NORTH

JOB NO.: 18AN
DRAWING NAME: 18AN-PLAT
FILE NO.:
DRAWN BY: CRB
DRAWING DATE: 4-4-19

bsc&e
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

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